



City of Granite City

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Board of Appeals MINUTES April 4, 2012

The Granite City Board of Appeals met on Wednesday, April 4, 2012. Chairman Sam Akeman called the meeting to Order at 7:00 PM.

Members Present: Sam Akeman, Debbie Smith, Evelyn Harris and Kitty Reither. Also present were: Alderman Paul Jackstadt and Zoning Administrator, Steve Willaredt. Excused absence: Kim Benda. Unexcused absence: Kayleen Johnston.

COMMENTS/SWEAR IN

Chairman Sam Akeman welcomed everyone and stated the Board of Appeals is a recommending body to the City Council and the Council will have final determination at the next regularly scheduled meeting on April 17, 2012. Those present in the audience, that wished to be heard this evening, were sworn in by the Chairman.

MINUTES/AGENDA

A motion to approve the Minutes from the previous meeting (November 2, 2011) and this evening's Agenda was made by Debbie Smith and seconded by Evelyn Harris. Voice vote. All ayes. Motion carried.

PETITIONER (1): David Pierson
2641 Iowa Street
Parcel: 22-2-20-18-12-205-017
Variance request for maximum
allowed coverage in rear of property

Kim Pierson introduced herself and stated she and David wish to add a four season's room in the rear of their property and propose to use of the existing concrete slab. They purchased the property 25 years ago, have made numerous improvements and now wish to add an indoor /outdoor room; reasoning, on the other side of their alley is a commercial establishment which was formerly known as Hardees and is presently Harvest restaurant. Mrs. Pierson stated the noise level is a factor for the covered addition. She said they will neither lose any green space nor encroach upon their neighbors. She introduced their building contractor, Rich Haas, and stated he is available for any questions or concerns.

The Chair called for anyone in the audience either for, or against, the Petition. No responses. The Zoning Administrator stated he had no objections to their request for the room addition.

Board member, Evelyn Harris, questioned whether the roof would be flat, Mrs. Pierson replied, no, roof construction will be with a slight pitch. Kitty Reither asked about storm water drainage and was told there will be guttering and downspouts.

MOTION to approve the variance request of an 8% increase in the maximum allowed coverage for the room addition was made by Debbie Smith and seconded by Kitty Reither. Roll call vote. All ayes. Motion carried by unanimous consent.

PETITIONER (2): Charles Schmidt
2005 Clark Avenue
22-2-20-08-12-204-028
Setback variance request

Reference was made to the blueprints designed by engineering firm Sheppard, Morgan and Schwaab (Attachment A, copy available upon request).

The Chair recounted the Petitioner's request for a 3 ft setback on the east side property line to allow for construction of a garage at the end of the carport. Mr. Schmidt introduced himself and added he is going to raze the existing carport, replace the driveway, move the new carport forward and build the garage behind the carport.

The Chair called for anyone in the audience either for, or against, the Petition. No one came forth. The Zoning Administrator stated the reason the variance is required is because the Petitioner wishes to keep the new carport, garage, patio and sunroom on the same plane as the house. The Zoning Administrator said he was in favor of the proposal.

MOTION by Debbie Smith and seconded by Kitty Reither to approve the 3 ft. setback variance request and allow construction of the new driveway, carport and garage. Roll call. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

Board member, Kitty Reither, requested a moment of silence, a reflection of respect for deceased member Douglas Conrad who passed in January 2012.

UNFINISHED BUSINESS

None.

Motion to adjourn by Debbie Smith and seconded by Kitty Reither. Motion carried.

Respectfully submitted,

Barbara Hawkins

Secretary, Board of Appeals

BOARD OF APPEALS ADVISORY REPORT

HEARING DATE: April 4, 2012
PETITIONER (1): David Pierson
LOCATION: 2641 Iowa Street
REQUEST: Variance request for increase in maximum allowed building coverage for construction of a Four Season's room addition on existing concrete slab.

FINDINGS OF FACT:

- 1) Proposed variance is consistent with general Purpose of the ordinance Section 1-1: **Yes**
- 2) The strict application of the district requirements would result in practical difficulties or hardship to the applicant, and prevent reasonable return on property: **Yes**
- 3) The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship, and allow a reasonable return on the property: **Yes**
- 4) The plight of the applicant is due to peculiar circumstances not of his own making: **Yes**
- 5) The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (re-zoning): **Yes**
- 6) The variance, if granted, will not alter the essential character of the area where the premises in question are located nor materially frustrate implementation of this Municipality's Comprehensive Plan: **True**

Motion to approve the 8% variance in maximum allowable building coverage for the construction of a room addition was made by Debbie Smith and seconded by Kitty Reither.

ROLL CALL:

Sam Akeman, Chairman	Yes	Evelyn Harris	Yes
Debbie Smith	Yes	Kitty Reither	Yes

All Ayes. Motion carried by unanimous consent.

PETITIONER (2): Charles Schmidt
LOCATION: 2005 Clark Avenue
REQUEST: Setback Variance

FINDINGS OF FACT:

- 1) Proposed variance is consistent with general Purpose of the ordinance Section 1-1: **Yes**
- 2) The strict application of the district requirements would result in practical difficulties or hardship to the applicant, and prevent reasonable return on property: **Yes**
- 3) The proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship, and allow a reasonable return on the property: **Yes**
- 4) The plight of the applicant is due to peculiar circumstances not of his own making: **No**
- 5) The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment (re-zoning): **Yes**
- 6) The variance, if granted, will not alter the essential character of the area where the premises in question are located nor materially frustrate implementation of this Municipality's Comprehensive Plan: **True**

MOTION by Debbie Smith and seconded by Kitty Reither to approve a 3 ft side setback variance and allow construction of new driveway, carport and garage.

ROLL CALL:

Sam Akeman, Chairman	Yes	Evelyn Harris	Yes
Debbie Smith	Yes	Kitty Reither	Yes

All Ayes. Motion carried by unanimous consent.